

EXHIBIT A

Post-Closing Designation Notice

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

BIG LOTS, INC., *et al.*,

Debtors.¹

Chapter 11

Case No. 24-11967 (JKS)

(Jointly Administered)

NOTICE OF DESIGNATION OF DESIGNATED ASSET

WHEREAS, Gordon Brothers Retail Partners, LLC, as buyer (“Buyer”), and Big Lots, Inc., a Delaware corporation and debtor and debtor in possession (“Seller”), are parties to that certain Asset Purchase Agreement dated as of January 3, 2025 (the “Purchase Agreement”), pursuant to which Buyer agreed to acquire the Assets from Seller and the other the Selling Entities².

WHEREAS, pursuant to an order of the Bankruptcy Court entered January 2, 2025 (the “Sale Order”)[ECF No. 1556], the Bankruptcy Court approved the Selling Entities’ sale of the Assets to Buyer pursuant to the Purchase Agreement;

WHEREAS, on January 3, 2025, the Initial Closing under the Purchase Agreement occurred; and

WHEREAS, in accordance with Section 2.05(b) of the Purchase Agreement, Buyer desires to (a) designate each of those non-residential real property leases for the locations identified in Exhibit “A” hereto and incorporated herein (collectively, the “Designated VW Leases”) as a “Designated Asset” for assumption and assignment, and (b) designate Variety Wholesalers, Inc. (or a designated affiliate, “VW”) as the Designated Buyer with respect to the acquisition, assumption and assignment of the Designated VW Leases.

DESIGNATION OF DESIGNATED ASSET

1. In accordance with Section 2.05(b) of the Purchase Agreement, Buyer hereby (a) designates each of the Designated VW Leases as a “Designated Asset”, and (b) designates VW as the Designated Buyer with respect to the acquisition, assumption and assignment of each Designated VW Lease(s) with an effective date being the earlier of (x) the effective date set forth in an order of the

¹ The debtors and debtors in possession in these chapter 11 cases, along with the last four digits of their respective employer identification numbers, are as follows: Great Basin, LLC (6158); Big Lots, Inc. (9097); Big Lots Management, LLC (7948); Consolidated Property Holdings, LLC (0984); Broyhill LLC (7868); Big Lots Stores - PNS, LLC (5262); Big Lots Stores, LLC (6811); BLBO Tenant, LLC (0552); Big Lots Stores - CSR, LLC (6182); CSC Distribution LLC (8785); Closeout Distribution, LLC (0309); Durant DC, LLC (2033); AVDC, LLC (3400); GAFDC LLC (8673); PAFDC LLC (2377); WAFDC, LLC (6163); INFDC, LLC (2820); Big Lots eCommerce LLC (9612); and Big Lots F&S, LLC (3277). The address of the debtors’ corporate headquarters is 4900 E. Dublin-Granville Road, Columbus, OH 43081.

² All capitalized undefined terms used in this Notice shall have the same meaning as in the Purchase Agreement.

Bankruptcy Court authorizing an approving such assumption and assignment or (y) the applicable Sale Termination Date (as defined in the Agency Agreement) for such leased location.

IN WITNESS WHEREOF, this Notice of Designation has been signed by as of the date hereof.

Dated: February 21, 2025
New York, New York

Respectfully submitted,

RIEMER & BRAUNSTEIN LLP

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Attorneys for Gordon Brothers Retail Partners, LLC

EXHIBIT A

DESIGNATED VW LEASES

VW Designated Store Locations—Phase II

BL Store #	Location
62	1228 COUNTRY CLUB RD FAIRMONT, WV
294	116 S HALL RD ALCOA, TN
1648	875 MAIN ST SOUTHAVEN, MS
1609	254 OAK SPRING RD WASHINGTON, PA
206	3910 RAEFORD RD FAYETTEVILLE, NC
1726	1140 W BROAD ST DUNN, NC
225	1913 SHERWOOD RD KINGSPORT, TN
5462	6832 F MARKET ST WILMINGTON, NC
378	7200 MCCORKLE AVE SE CHARLESTON, WV
5121	2215 W 12TH ST ERIE, PA
282	633 S JEFFERSON AVE COOKEVILLE, TN
1536	2587 W FRANKLIN BLVD GASTONIA, NC
5126	1426 N GATEWAY AVE ROCKWOOD, TN
1081	14228 US HIGHWAY 431 GUNTERSVILLE, AL
5422	421 COLUMBIA AVE LEXINGTON, SC
1703	2407 N HERRITAGE ST STE E KINSTON, NC
1125	942 HAPPY VALLEY RD GLASGOW, KY
347	3901 HIXSON PIKE STE 157 CHATTANOOGA, TN
3	2708 PEACH ORCHARD RD AUGUSTA, GA
4729	3000 SCOTTSVILLE RD, BOWLING GREEN, KY
5239	2821 MONTGOMERY HIGHWAY, DOTHAN, AL
5243	4260 WEST BROAD ST, COLUMBUS, OH